

# FALLBROOK COMMUNITY PLANNING GROUP

And

## FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 16 May 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

### AGENDA

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Groups jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item
2. Approval of the minutes for the meetings of 18 April 2011. Voting item.
3. Camp Pendleton Gate/Ammunition Road/South Mission Road Traffic Congestion. Possible short-term remedies. Presentation by County Department of Public Works. Contact person: Murali Pasumarthi, [murali.pasumarthi@sdcounty.ca.gov](mailto:murali.pasumarthi@sdcounty.ca.gov), (858) 874-4098. **Circulation Committee**. Community input. Voting item. (4/14)
4. Pendleton Gate/Ammunition Road/South Mission Road plus East Mission and Interstate 15 Traffic Congestion. Possible short-term and long-term remedies. Presentation by Don McKinney, District Representative for Congressman Darrell Issa, (760) 599-5000, [Don.McKinney@mail.house.gov](mailto:Don.McKinney@mail.house.gov). **Circulation Committee**. Community Input. Voting Item. (4/14)
5. East Mission Road Improvements: A review of past Planning Group proposals for reducing congestion on East Mission Road and discussion of recommendations for a current proposal. Approval of a Planning Group letter to Marine Corps Base Camp Pendleton and to the Naval Weapons Station indicating the Planning Group's 2011 position on East Mission Road Improvements; prepared in conjunction with the possible application by Camp Pendleton for Military Access Roads funding. **Circulation Committee**. Community Input. Voting Item. (4/14)
6. Community Improvement Projects – Distribution of 2011 list and Review of Priorities for Projects (in view of the recommendations currently under consideration for Ammunition Road and East Mission Road). **Circulation Committee**. Community Input. Voting Item. (4/14)
7. Update to the list of Sidewalk segments for Fallbrook approved at the March Planning Group meeting. Amend our submission of approved sidewalks to include two short segments on the south side of Ammunition Road in order to ensure pedestrian safety. These sidewalk segments are necessary for any future travel lane reconfigurations considered for Ammunition Road. The segments are located at 410-420 Ammunition Road and at the property immediately east of 338 Ammunition Road. Additionally, discuss and possible recommend that the County Department of Public Works submit grant applications to the Safe Routes to School program which include all of the below sidewalks. **Circulation Committee**. Community Input. Voting Item. (4/14)

Street	From	To	Side
Aviation	west of Wisconsin	Alturas	North
Alturas	Aviation	Ammunition	both sides
Ammunition	Alturas	300 feet east	north side
Ammunition	Alturas	Mission	south side missing segments
Ammunition	Alturas	approximately 150 feet west	on the north side

8. Comment on the *responses to comments* made by Riverside County on the Environmental Impact Report (EIR) for Liberty Quarry with emphasis on the responses to the comments made by the Fallbrook Community Planning Group and the San Diego County Department of Planning and Land Use. The final EIR (EIR475) including *responses to comments* may be viewed Monday through Thursday, from 8:00 am to 5:00 pm at the Riverside County Planning Department Office located at 4080 Lemon Street, 12<sup>th</sup> floor, Riverside, CA 92501 or online at [http://www.rctima.org/planning/content/temp/liberty\\_quarry.html](http://www.rctima.org/planning/content/temp/liberty_quarry.html). written comment may be made to Riverside County Planning Department, Attn: Matt Straite, P.O. Box 1409, Riverside, CA 92502-1409. County planner Matt Straite [mstraite@rctlma.org](mailto:mstraite@rctlma.org) and Dave Jones [dljones@rctlma.org](mailto:dljones@rctlma.org). **Public facilities Committee.** Community input. Voting item.
9. Proposed letter to the county on the proposed changes to TM5354RPL3/R04-004/GPA04-002/SP04-001/S04-005/S04-006/S04-007/P08-023 (MEADOWOOD). Meadowood is a request to subdivide the 390 acres located east of I-15 and north of State Route 76 between the Passarelle project and the Rosemary Mountain project. It is also a request for a General Plan Amendment (GPA), a Rezone (R), and a Specific Plan Amendment (SP) Vesting Tentative Map and a Site Plan Review plus a Major Use Permit for a wastewater treatment facility. Owner/Applicant Pardee Homes. Contact person Alan Ziegaus 858-541-7800 or 858-361-0898, [aziegaus@swspr.com](mailto:aziegaus@swspr.com). **Land Use Committee.** Community input. Voting item.
10. Request for a waiver of B community design site plan requirement for the replacement of windows, doors, siding and some roofs and remodel multiple commercial buildings located at 300 N. Brandon Ave. APN 105-810-01-00. Owner Thomas Krassin. Contact person George Easton 760-731-9700. County planner Debra Frischer 858-495-5201, [Debra.Frischer@sdcounty.ca.gov](mailto:Debra.Frischer@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item.
11. STP11-06 Request for a Site Plan for a new 8 unit, 2 bedroom, 2 bath, 2 story apartment building with 15 parking spaces on .5 acres located at 335 W. Clemmens Lane, APN 104-162-24-00. Owner and contact person Joe Anderson 760-967-6706, [joemarilynanderson@yahoo.com](mailto:joemarilynanderson@yahoo.com). County planner Kristina Jeffers 858-694-2604, [Kristina.jeffers@sdcounty.ca.gov](mailto:Kristina.jeffers@sdcounty.ca.gov). **Design Review Committee.** Community input. Voting item.
12. Fallbrook Community Plan in the new General Plan Update. County Counsel (CC) has determined that one of the Fallbrook Community Plan policies has become inconsistent with the GPU Policy LU-14.4, Sewer Facilities, since the Board directed staff to revise the policy during the April 13<sup>th</sup> hearing. Based on the recent Board direction, LU-14.4 in the General Plan is being revised as follows:

**Policy LU-14.4 Sewer Facilities.** Prohibit sewer facilities that would induce unplanned growth. Require sewer systems to be planned, developed, and sized to serve the land use pattern and densities depicted on the Land Use Map. Sewer systems and services shall not be extended beyond either Village boundaries or extant Urban Limit Lines, whichever is more restrictive, except:

- When necessary for public health, safety, or welfare;
- When within existing sewer district boundaries;
- When necessary for a conservation subdivision adjacent to existing sewer facilities; or
- Where specifically allowed in the community plan.

The Fallbrook policy that would be inconsistent with LU-14.4 is:

**Policy LU 2.1.7** Prohibit subdivisions requiring sewers outside the Village Regional Category.

In discussions with Devon, we are proposing a possible solutions to make the Fallbrook policy consistent with the revised GPU policy.

1. Delete Policy LU 2.1.7; or

2. Revise Policy LU 2.1.7 as follows:

**Policy LU 2.1.7** ~~Prohibit~~ Limit the extent of sewer for new subdivisions ~~requiring sewers outside the Village Regional Category~~ in accordance with General Plan Policy LU-14.4, Sewer Facilities, because sewer can induce growth and produce development that is out of character with Fallbrook's rural character.

County planner *Bob Citrano*, 858/694-3229. Community input. Voting item.

13. Fallbrook Community Plan in the new General Plan Update. The Planning Group needs to update the statement that is below and which appears in the first paragraph on page 13 of the draft community plan. A link to the community plan follows:

[http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos\\_oct2010/B2.06\\_fallbrook.cp\\_102010.pdf](http://www.sdcounty.ca.gov/dplu/gpupdate/docs/bos_oct2010/B2.06_fallbrook.cp_102010.pdf)

“It is anticipated that the long sought after Conjunctive Use Project between local agencies and the federal government will have an agreement by September 2009 with ground breaking in the first quarter of 2010. The project will make significant increases in water availability to Camp Pendleton and Fallbrook Public Utility District. It is the community's fervent hope that this project will supply sufficient quantities of water to sustain Fallbrook's agricultural base.”

County planner *Bob Citrano*, 858/694-3229. Community input. Voting item.

**NOTE:** The Planning Group occasionally has openings on its **Land Use** (Jack Wood 731-3193), **Circulation** (Anne Burdick 728-7828), **Parks & Recreation** (Jackie Heyneman 728-5395), **Public Facilities** (Chuck Sanacore 760-723-4706), **Design Review** (Eileen Delaney 518-8888) committees for non-elected citizens. Interested persons please contact the Chair. This is a preliminary agenda. If any changes are made, a final agenda will be posted at the North County Fire District, 315 E. Ivy Street, Fallbrook, at least 72 hours prior to the meeting.

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